



**AVAILABLE**

**± 10,504 SF**

## PROPERTY HIGHLIGHTS

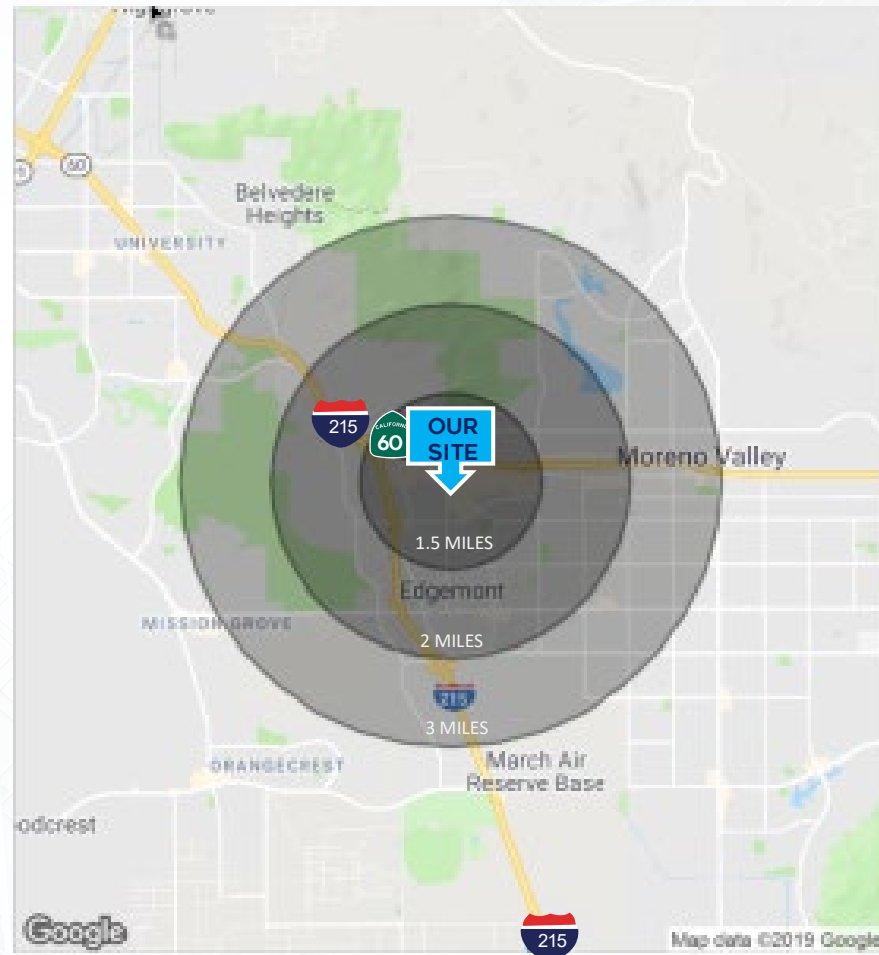
- Strategically located in one of Riverside county's main retail hubs
- Busy retail trade area serves over 630,760 people within a 10 mile radius
- Located off the I-215 and I-60 FWY
- Population 223,273 - 5 Miles
- Household Income 71,196 - 5 Miles
- Neighboring retailers include: Costco, Aldi, 24 Hour Fitness, Lowes, Moreno Valley Shopping Mall, Target, Best Buy, Hobby Lobby, Michaels and many more

## LOCATION OVERVIEW

TownGate Crossings is strategically situated at the junction of the I-60 and I-215 Freeways, Moreno Valley is the Inland Empire's best opportunity for success. With over 4,500 businesses strong, Moreno Valley is home to many Fortune 500 and international companies. Moreno Valley is the second largest city in Riverside County with substantial retail draw from surrounding cities.

## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
POPULATION (CURRENT)	14,597	43,152	85,702
POPULATION (DENSITY )	4,646	3,434	3,031
NO OF PEOPLE PER HH	3.7	3.4	3.5
MEDIAN AGE	24.4	26.0	27.2
Average HH Income	\$62,00	\$60,358	\$62,950
Average House Value	\$244,348	\$282,083	\$292,192





RETAILERS MAP



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